

NCPC File #: 7764

Closing of a Public Alley in Square 3843

Preliminary and Final

April 7, 2016

Commission meeting date: April 7, 2016

NCPC review authority: Approval of Comments to the Council of District of Columbia on Street and Alley Closings D.C. Code § 9-202.02

Applicant request: Approval of comments to the Council of the District of Columbia

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: Lee

NCPC File number: 7764

Project summary:

The government of the District of Columbia, Department of Consumer and Regulatory Affairs , Office of the Surveyor has referred an application for the proposed closing of a portion of the public alley system in Square 3843 to NCPC for review and comment on behalf of Adams-Evarts LLC.

Square 3843 is located in the Northeastern quadrant of Washington, DC. It is bounded by Evarts Street to the north, 10th Street to the east, Reed Street to the west, and Rhode Island Avenue to the south. The portion of the alley system to be closed is located in the northern portion of the square. The alley closing is necessary to allow for the consolidation of lots and the development of a 90-foot tall residential building with ground floor retail. The project will include approximately 391 residential units within 410,255 square feet. The site is located in the C-2-C zone district.

The application includes the dedication by easement of a 20-foot new surface public alley from Evarts Street, NE through the closed public to provide access to the 16-foot east-west alley to remain, which in turn provides access to the 16-foot north-south alley. The Applicant also includes the dedication by easement of an additional 4 feet to both the east-west and north-south alleys to create a continuous 20-foot wide public alley at the surface abutting the Site. The Applicant reserves the right to construct below and above the surface easements. The expanded alley system will provide better circulation within the alley system.

The portion of the alley system to be closed only abuts property that is or will be owned by the Applicant. With the new proposed alley, the alley will operate better than the existing system. The portion of the alley system to be closed is unnecessary for alley purposes.

The Applicant will be the owner of both Lots 806 and 807 in Square 3843 to which the closed public alley will revert. For the reversion, the Applicant requests that the entire closed public alley revert to Lot 807 which will ultimately be combined into a single lot of record for the development of the Site.

1/4 mile
radius /
5-minute
walk

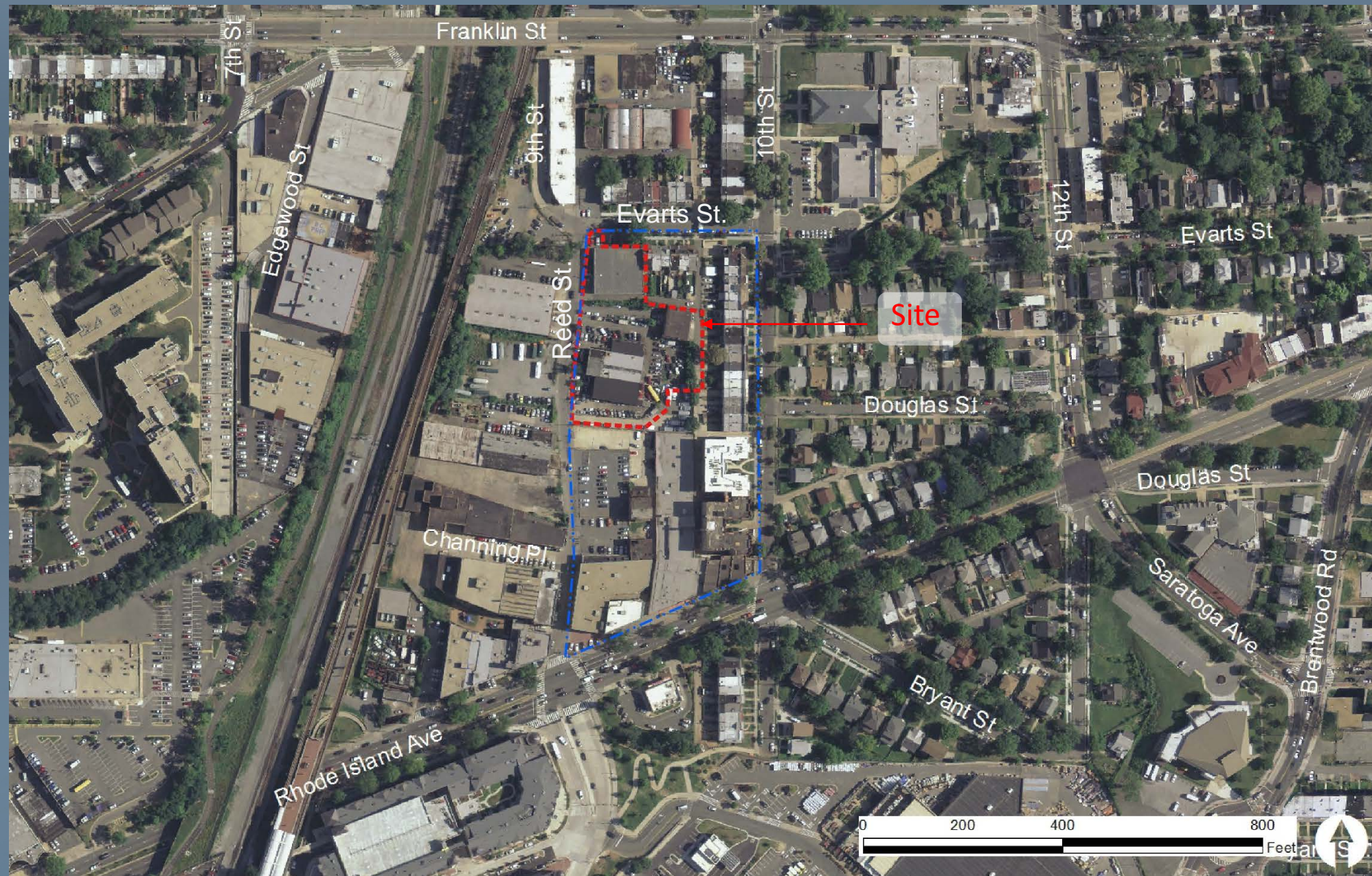
Rhode
Island
Avenue
Metro
Station

Federal
Property

NPS Parks

DC
Quadrants







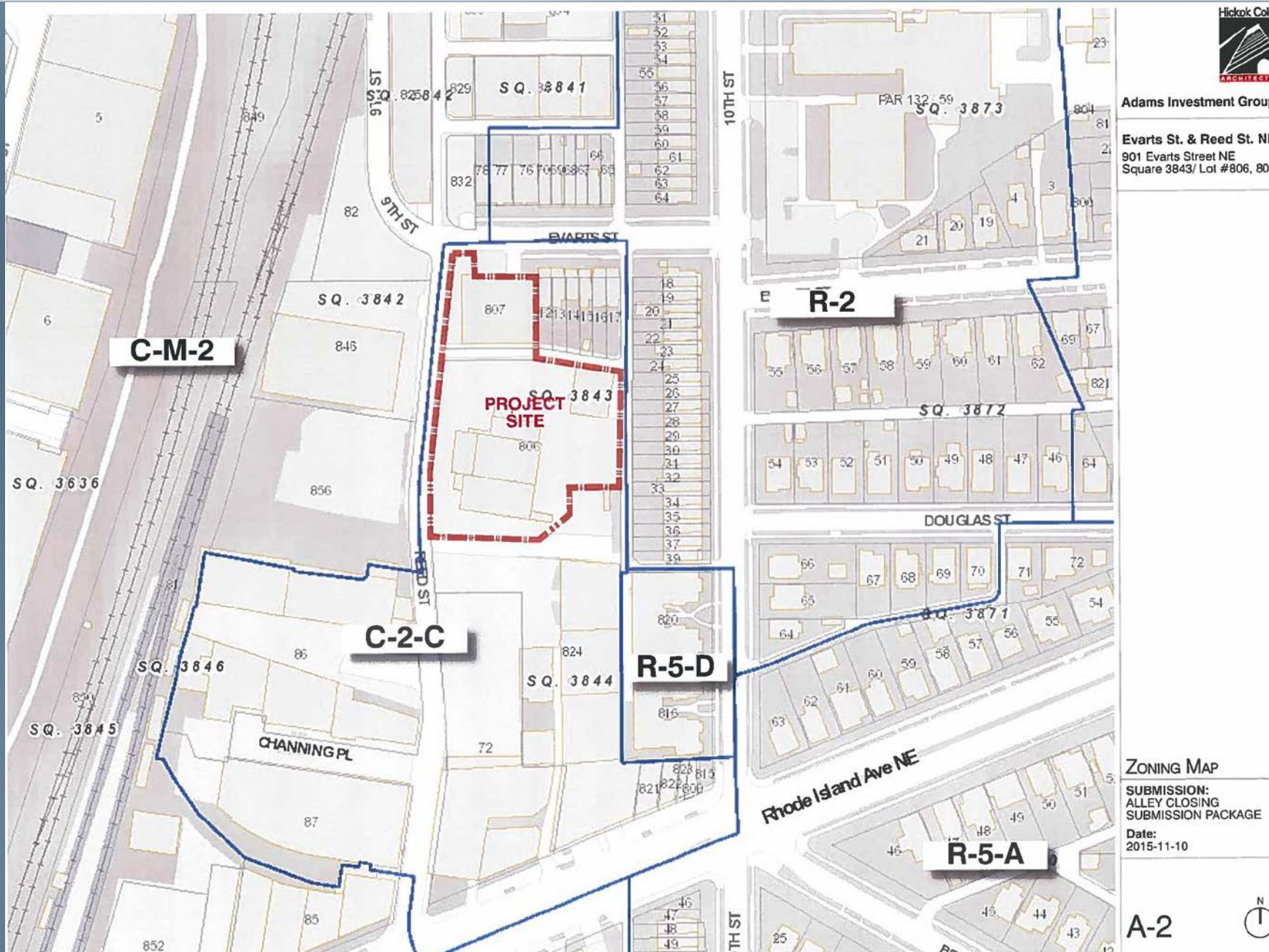
Adams Investment Group

Evars St. & Reed St. NE
901 Evars Street NE
Square 3843/ Lot #806, 807

**EXISTING SITE
AERIAL PHOTO**

SUBMISSION:
ALLEY CLOSING
SUBMISSION PACKAGE

Date:
2015-11-10



PUBLIC ALLEY CLOSED, 20' SURFACE EASEMENT ESTABLISHED FOR PUBLIC ALLEY USE
AND 4' SURFACE EASEMENT ESTABLISHED FOR PUBLIC ALLEY USE
SQUARE 3843

THE ALLEY SHOWN THUS: [Hatched Pattern] IS CLOSED AND TITLE VESTS AS SHOWN UPON
RECORDATION OF THIS PLAT.
THE 4' SURFACE EASEMENT FOR PUBLIC ALLEY USE SHOWN THUS: [Diagonal Lines] IS ESTABLISHED,
TO A HEIGHT OF 16 FEET ABOVE THE SURFACE.
THE 20' SURFACE EASEMENT FOR PUBLIC ALLEY USE SHOWN THUS: [Cross-hatched Pattern] IS ESTABLISHED,
TO A HEIGHT OF 16 FEET ABOVE THE SURFACE.

OFFICE OF THE SURVEYOR, D.C.

_____, 2016

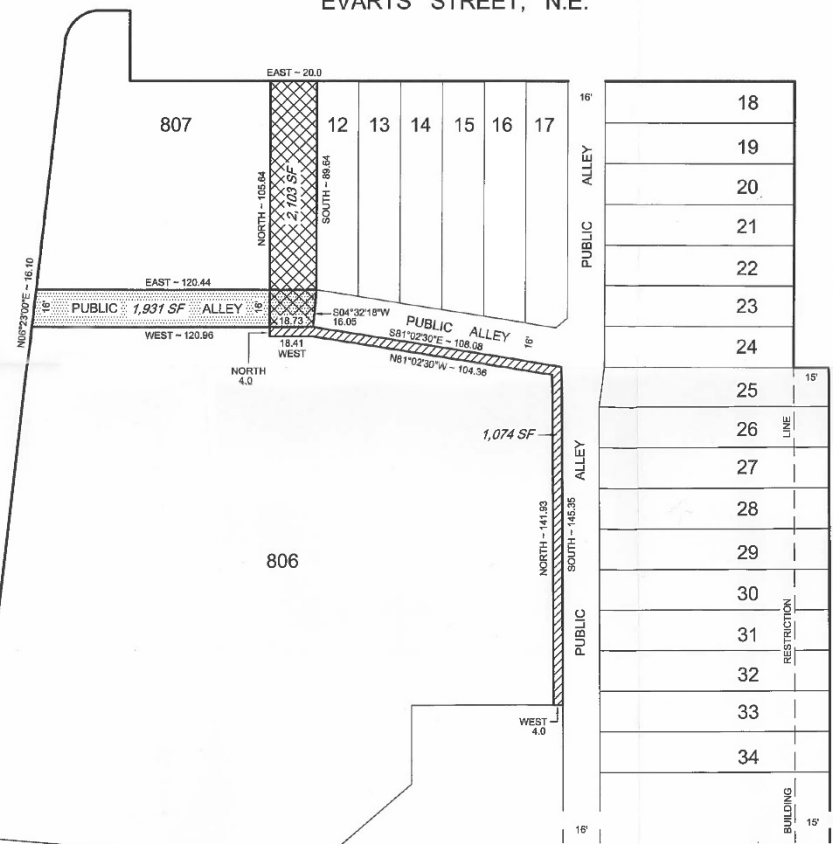
I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.

REED STREET, N.E.

EVARTS STREET, N.E.

10th STREET, N.E.



SURVEYOR'S OFFICE, D.C.

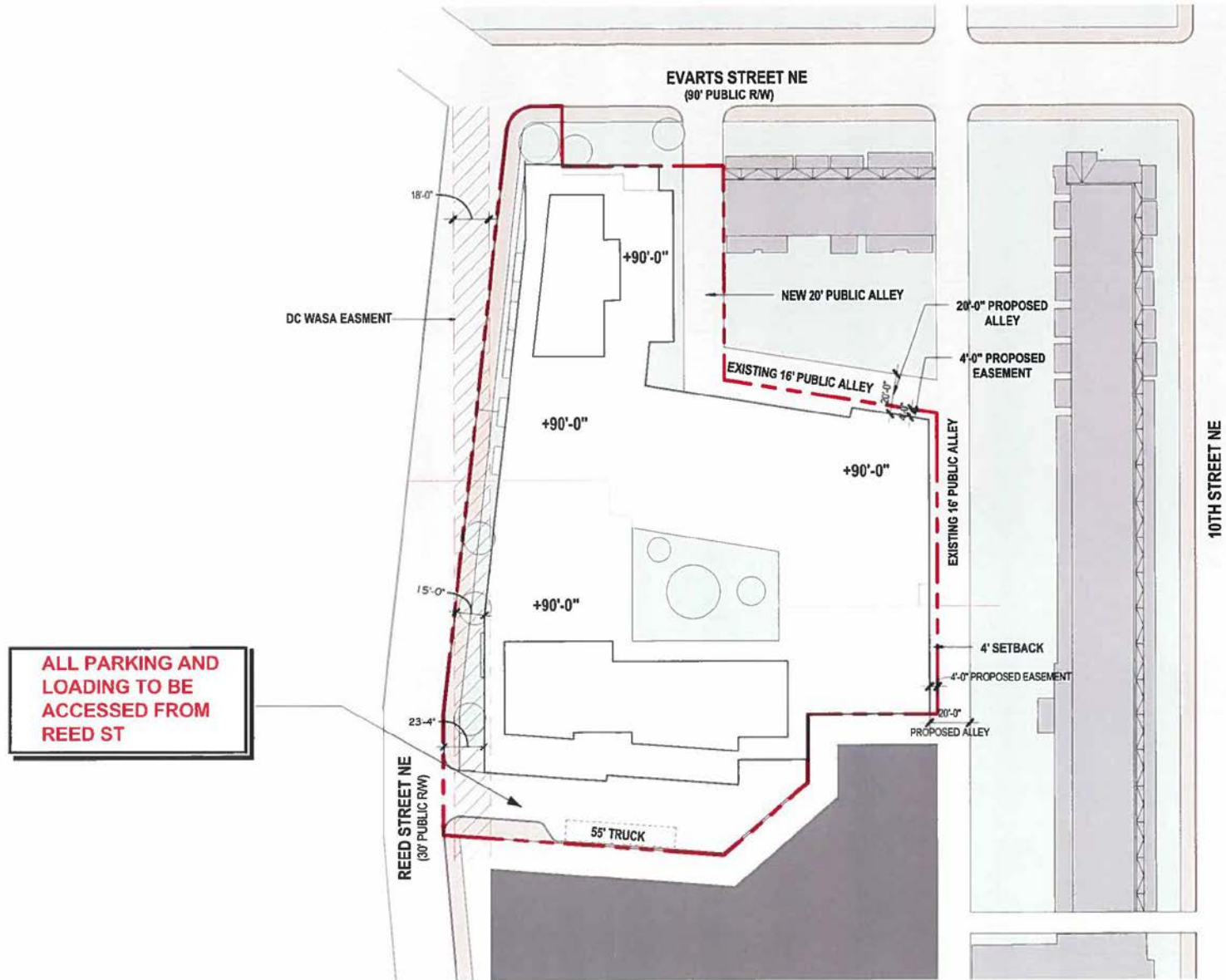
Made for: HOLLAND & KNIGHT / F. HOBAR
Drawn by: L.E.S. Checked by: _____
Record and computations by: B. MYERS
Recorded at: _____
Recorded in Book _____ Page _____ SR-15-01293
Scale: 1 inch = 30 feet File No. 15-23936

New Easement (4')
1,074 SF



Adams Investment Group

Evarts St. & Reed St. NE
901 Evarts Street NE
Square 3843/ Lot #806, 807



**SITE PLAN -
PROPOSED**

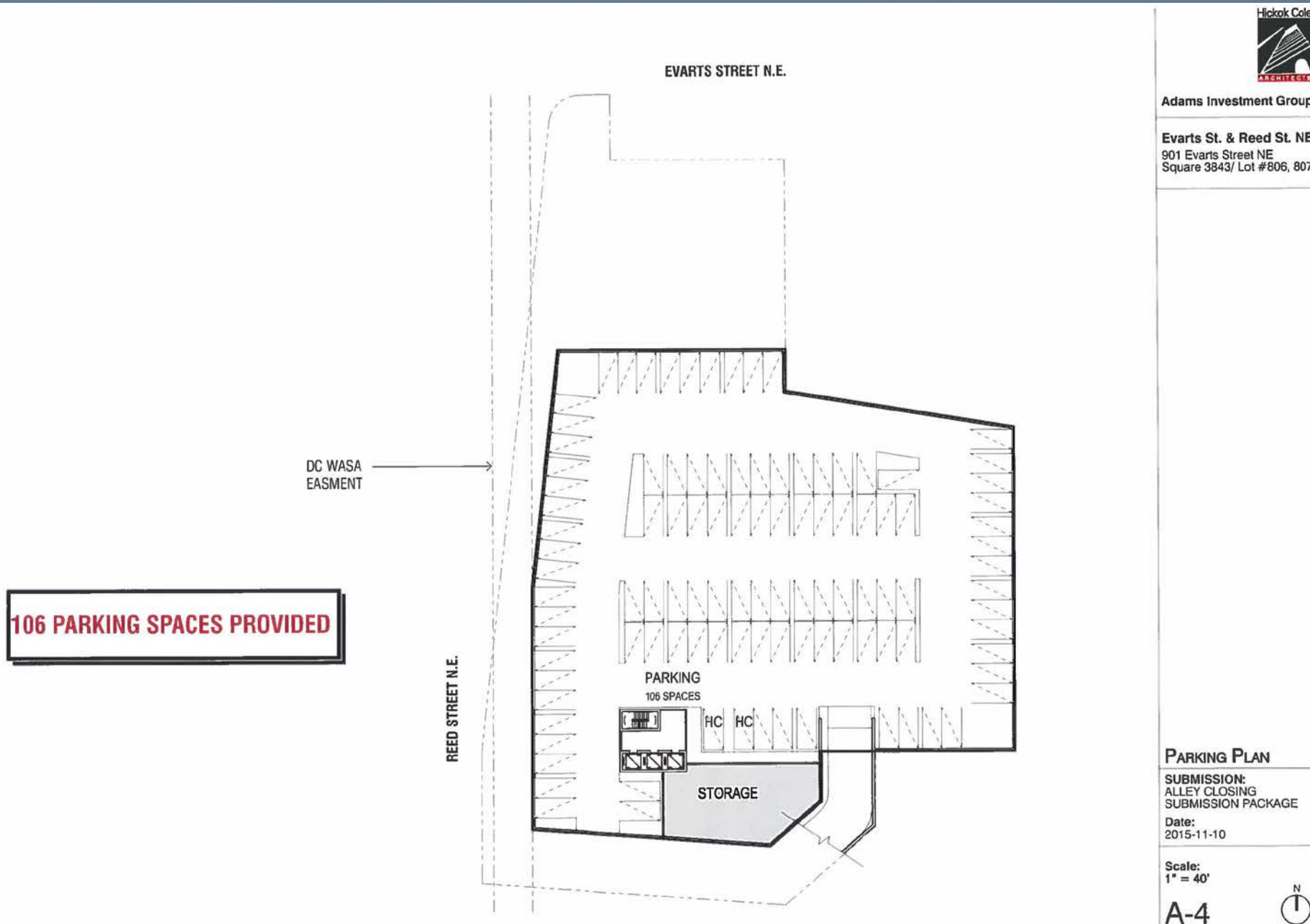
SUBMISSION:
ALLEY CLOSING
SUBMISSION PACKAGE

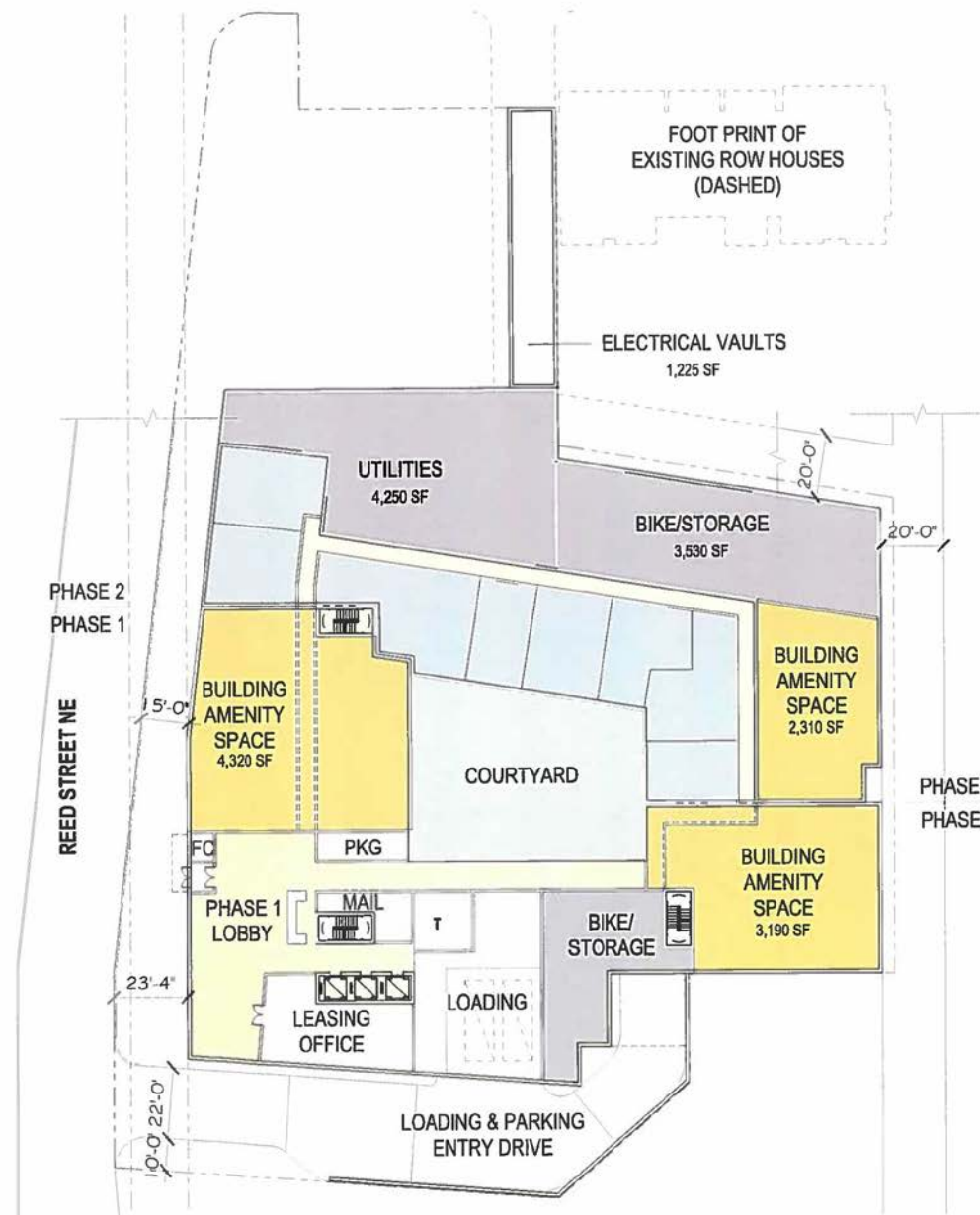
Date:
2015-11-10

Scale:
1" = 50'

A-3







Adams Investment Group

Evarts St. & Reed St. NE
901 Evarts Street NE
Square 3843/ Lot #806, 807

FLOOR PLAN - GROUND FLOOR

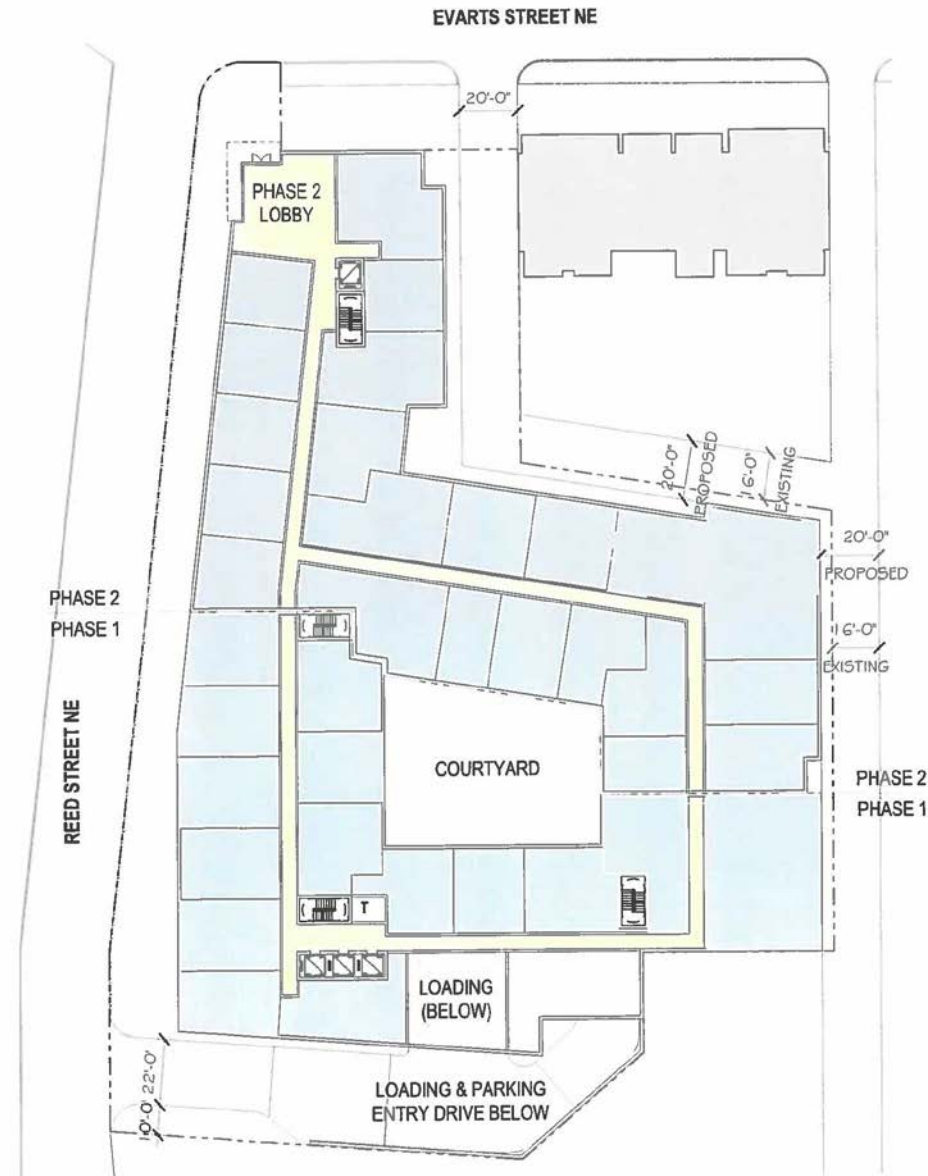
SUBMISSION:
ALLEY CLOSING
SUBMISSION PACKAGE

Date:
2015-11-10

Scale:
1" = 40'

A-5





Adams Investment Group

Evarts St. & Reed St. NE
901 Evarts Street NE
Square 3843/ Lot #806, 807

FLOOR PLAN - SECOND FLOOR

SUBMISSION:
ALLEY CLOSING
SUBMISSION PACKAGE

Date:
2015-11-10

Scale:
1" = 40'

A-6



